



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

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GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

REVENUE & DISASTER MANAGEMENT DEPARTMENT

(REGISTRATION BRANCH)

NOTIFICATION

The 23rd August, 2024

No. E-437914/2024.-

Subject : Standard operating procedure (SOP) for determining the market value of a Tea Garden or Tea Land for determination of stamp duty and registration fees for conveyance deeds related to sale of tea gardens.

It has been observed over period of time that registration of conveyance deeds is happening only sporadically for a long time apparently due to difference between the market value as determined using extant zonal value and the consideration value leading to huge incidence of stamp duty and registration fee while registering the conveyance deeds of Tea Garden or tea lands.

Although, Government of Assam has rationalized the Zonal Value of 836 tea gardens with the view to encourage the transfer by way of conveyance deeds as per provisions of the Indian Registration Act, 1908 and The Indian Stamp Act, 1899 yet, the conveyance deeds executed with NOC from the Government is very few and far in between. It is also observed that transfers of tea gardens or tea lands are happening in many of the cases either by agreement for sale and/or through Power of Attorney on payment of a nominal registration fee and stamp duty. As these transactions are not followed by

registration of conveyance deeds, it is leading to huge loss of Government revenue and erosion of sanctity of land records.

Therefore, in order to augment the revenue of the state and for correctness of land records, the Governor of Assam is pleased to notify a standard operating procedure for determination of market value of tea gardens or tea lands for the purpose of calculation of stamp duty and registration fees payable for registration of conveyance deeds, as follows:

1. To facilitate pending registrations of conveyance deeds related to tea garden or tea lands, a one-time window with special provisions for valuation of tea gardens or tea lands, solely for the purpose of determination of registration fees and stamp duty applicable for registration of conveyance deeds will be provided.
2. The registration authority will consider higher of the following two valuations for calculation of Stamp duty and Registration fees:- (a) The Consideration value as reflected in the conveyance deed and (b) The market valuation of the tea garden land arrived as per zonal value plus valuation of tea bushes plus shade trees plus other assets as calculated following the norms used for land acquisition. The total valuation so arrived shall be multiplied by 0.5 if the area is more than 500 hectares and by 0.6 if the area is less than or equal to 500 hectares.
3. Any sale of tea garden or tea lands, happening during the specified period of this SOP, will also get the same benefits for the purposes of determination of stamp duty and registration fees.
4. Any registration of sale of tea garden or tea lands, beyond the period of this one-time measure, shall be governed by the rules and guidelines of the valuation without application of the multiplication factors as given in sl.2 above.

This SOP shall be applicable for a period of 1 year from the date of publication of this notification in the official gazette.

GYANENDRA DEV TRIPATHI,
Principal Secretary to the Government of Assam,
Revenue & Disaster Management Department.